

2245272 BK 3862 PG 697-698
03/25/2005 04:02 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF MULTI-PURPOSE EASEMENT

Dolores A. Roberts, Grantor, for and in consideration of the sum of **One Thousand Three Hundred Eighty Nine and 00/100 Dollars (\$1,389.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a Perpetual Easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

Riverside Parkway Parcel No. PE F-3 dated December 10, 2004, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures which might be detrimental to the facilities of Grantee and/or the Public Utilities, or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that she has good title to the aforescribed premises; that she has good and lawful right to grant this Easement; that she will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

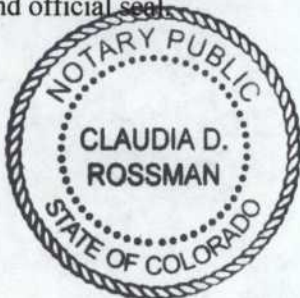
Executed and delivered this 24 day of March, 2005.

Dolores A. Roberts
Dolores A. Roberts

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24 day of March, 2005, by Dolores A. Roberts.

My commission expires 10/17/2006.
Witness my hand and official seal



Claudia D. Rossmann
Notary Public

WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: LaChelle Harris
P.O. Box 480306
Denver, CO 80248-0306

PROPERTY DESCRIPTION
Parcel PE F-3

A parcel of land being a portion of a tract of land described in Book 3239 at Page 44, Mesa County Clerk and Recorder's office, less and except any portion lying within D Road, being in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet; THENCE S77°10'47"E a distance of 135.29 feet to the POINT OF BEGINNING:

THENCE S89°59'29"E along the southerly right-of-way line of D Road a distance of 66.00 feet;
THENCE S00°09'23"W a distance of 14.03 feet;
THENCE N89°59'19"W a distance of 66.00 feet;
THENCE N00°09'23"E a distance of 14.03 feet to the POINT OF BEGINNING.

Containing 926 square feet, (0.021 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:
Date: 12/10/04
Marla Mellor McOmber 24961
For and on behalf of Carter Burgess, Inc.

